

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, FEBRUARY 10, 2025**

1. **CALL TO ORDER:** The February 10, 2025, meeting of Borough Council was held in Borough Hall at 119 Maple Avenue, Dublin, PA. Council President Timothy Hayes, called the meeting to order at 7:31 p.m.

ELECTED OFFICIALS PRESENT:

Mayor:	Chris Hayes	
Council:	Timothy Hayes	Jeffrey Sharer*
	Brent Smith*	Matthew Mayes
	Philip Kessler	Keeley Rosenthal
	Sean Brennan	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Scott MacNair, Esq.
	Vicki Kushto, Esq.*
Borough Engineer:	Erik Garton, P.E.
	Matt Bailor, P.E.*
Borough Conflict Engineer:	Tim Fulmer, P.E.
Borough Traffic Engineer:	Jamie Kouch, P.E.
Police Chief:	Michael Regan
Fire Chief:	Dale Meyers*
Emergency Management Coordinator:	Michael Tuttle*

*Not Present

**Late Arrival

2. **Pledge of Allegiance:** President Hayes led Council and the audience in the Pledge of Allegiance.

3. **Council President Announcements:** President Hayes congratulated Sydney Brown and the Philadelphia Eagles for their Superbowl win. Sydney Brown came to Dublin Community Day in 2024.

4. **Public Comment on Non-Agenda Items:** Gary Mast of Middle Road, complimented the new windows in the meeting room.

5. **Approval of Minutes:**

- 5.1. **Minutes of Meeting of January 27, 2025:**

Motion by Mr. Mayes, seconded by Mr. Brennan and unanimously carried, the minutes of January 27, 2025 meetings were approved, as presented.

6. **Payment of Bills:**

- 6.1. **Bills List dated February 10, 2025 in the amount of \$120,639.50 (all funds).**

Motion by Mr. Brennan, seconded by Mr. Kessler and unanimously carried, Council approved the bills list for February 10, 2025 in the amount of \$120,639.50.

7. Borough Official Reports:

7.1. Dublin Fire Company: Chief Meyers was not present but provided Council with the January 2025 report. They responded to twenty (20) calls, four (4) of those calls were in the Borough.

7.2. Mayor: Mayor Hayes also congratulated the Philadelphia Eagles for their Super Bowl win. He stated he was in contact with Sydney Brown about potentially having him come out when the commemorative brick from Dublin Community Day 2024 is placed at the Town Clock.

7.3. Borough Manager: Ms. Pursell provided Council with the January / February 2025 Manager's report. She added that 1st quarter utility bills are due February 15, 2025.

7.4. Chief of Police: Chief Regan provided Council with the Police Report for January 2025, which included 129 total incidents. The Bus Patrol School Bus Violation Program resulted in 10 referrals, of which 5 were approved for citations. Chief Regan explained, the Dublin Borough Police Department is audited every three years by the PA State Police for compliance with security standards, policies and information technology. Dublin Borough PD achieved a perfect audit score with no deficiencies. Chief Regan, Officer Gol, and Officer Burkhardt attended an Officer Wellness Seminar at the Bucks County Training Center. The PA State Police "calls handled" report was not available at the time of the report.

7.5. Borough Engineer: Mr. Garton had no comments at this time.

7.6. Borough Solicitor: Mr. MacNair stated he prepared the alternative energy ordinance update. He also noted that it will be on the next agenda to review and make changes if necessary.

8. Discussion Items:

8.1. Preliminary/Final Land Development – Moyer Farm / Dublin Shopping Center: Mr. Rob Loughery gave an overview of the meeting that took place before the Dublin Borough Planning Commission on January 22, 2025. At that meeting, the Planning Commission recommended that Dublin Borough Council issue a Preliminary/Final Land Development approval. Mr. Mayes asked Mr. Loughery when the final punch list items for Dublin Town Center would be completed. Mr. Loughery acknowledged there are still some items to be resolved and they will continue to work towards completion.

Mr. Fulmer detailed his letter to the Borough Manager dated January 24, 2025, regarding the Planning Commission meeting held on January 22, 2025. He stated the Planning Commission recommended approval of all waivers requested by the applicant, with the caveat that the developer meet with the representative of the neighboring Moyer Drive residential community to locate the existing privately owned water facilities. Mr. Fulmer pointed out that the applicant agrees to propose a method to visually delineate the open space from the areas privately owned residential lots. Mr. Loughery added that those details will also be added to the HOA documents. Mr. Fulmer advised that the applicant will agree to a lot line adjustment to the Borough's Well House (TMP #10-2-39-2) and work with the Borough and PECO to resolve the electric service

concerns at that parcel as well. Mr. Loughery added that they would also like to clean up the old water lines that exist from when the shopping center was on a well. Mr. Fulmer advised that once the developer for this project has been identified, the applicant will need to bring the architectural information into the Borough for Council's review and acceptance before the plans can be recorded. Mr. Loughery stated that he agreed. Mr. Fulmer then added that per the Planning Commission and the Bucks County Planning Commission, the applicant agrees to provide some EV charging stations with the multi-use parcel parking area. Lastly, he spoke regarding David Babbitt's review letter which suggests additional landscaping for buffering between the public walkway and Lot 8 to which the applicant agrees to provide.

Mr. Fulmer wanted to have it documented that past Chief Kevin Nugent reviewed the plan and endorsed it based on the hydrants, the turning radii and anything else related to fire access. Past Chief Nugent provided an official letter from Dublin Volunteer Fire Company dated January 29, 2025.

A discussion began with the applicant about the potential uses of specific buildings, parking lots and driveways on the sketch plan. Mr. Mayes asked if there would be any conflict with house numbers between Rickerts Road homes and the new homes. Mr. Loughery stated that he does not believe so as there is nothing along Rickerts Road, rather they will be on Center Drive and newly established roadways in the development. Ms. Pursell expressed concern with numbering on Center Drive and Mr. Loughery offered to consult with the Post Master to make sure there will be no numbering conflicts.

Mr. MacNair gave a brief overview of the legal issues discussed at the Planning Commission meeting. He also advised that the applicant is willing to make a donation to the Dublin Volunteer Fire Company with respect to this project.

Mr. Mast asked the applicant who the owner of the multi-family building will be. Mr. Loughery said that Nehemiah Development Company is the current owner.

Motion by Mr. Kessler, seconded by Mr. Mayes and unanimously carried, to approve conditional preliminary and final approval of the subject land development application conditioned upon compliance with the Borough Conflict Engineer, Wynn Associates, Inc. review letter dated January 14, 2025, also conditioned upon compliance with the Traffic Engineer, Bowman Consulting Group review letter dated December 18, 2024, also conditioned upon compliance with the Planning Review correspondence dated January 17, 2025 from David C. Babbitt and Associates and conditioned upon compliance also with the Wynn Associates, Inc. January 24, 2025 letter, in addition, approval of the waivers that are sought by the applicant and laid out in the January 14, 2025 Borough Conflict Engineer review letter with the caveats as contained in the January 24, 2025 Wynn Associates, Inc. review and conditioned upon compliance with the bullet points also contained in the January 24, 2025 Wynn Associates, Inc. review.

8.2. Consideration to Award Middle Road Paving Project Bid: Mr. Garton gave an overview of the proposed work to be performed on the Middle Road Paving Project. Bids were opened on Wednesday, January 5, 2025. Gilmore & Associates recommended that the Borough award the bid to Horgan Brothers for the base bid and alternate at the total cost of \$116,204.15. This cost

will include the price of an additional crosswalk installed on Middle Road in the area of Supplee Park.

Motion by Mr. Mayes, seconded by Ms. Rosenthal and unanimously carried, to award the Middle Road Paving Project bid and alternate to Horgan Brothers for \$116,204.15.

8.3. Request for Fire Police – Representative Shelby Labs: Ms. Pursell advised that Representative Shelby Labs will be holding a shredding event at Grasse Elementary School on May 31st and September 20th. They are seeking assistance at the event from the Dublin Volunteer Fire Company.

Motion by Mr. Brennan, seconded by Mr. Kessler and unanimously carried, authorizing available Fire Police from Dublin Volunteer Fire Company to assist at the shredding events held by Representative Shelby Labs on May 31, 2025 and September 20, 2025.

8.4. Authorization for Bucks County Health Department to Treat Municipal Properties for West Nile Virus: Ms. Pursell advised that the Bucks County Health Department is requesting permission to treat municipal properties to control the mosquito population when necessary to help reduce the spread of the West Nile Virus as well as other mosquito borne disease(s).

Motion by Ms. Rosenthal, seconded by Mr. Mayes and unanimously carried, authorizing the Bucks County Health Department to Treat Municipal Properties for West Nile Virus as well as other mosquito borne disease(s).

9. Committee Reports: Mr. Mayes announced there will be a petting zoo and a car show at Community Day this year. Other ideas are also being explored. The date is June 7, 2025 from 1:00 pm to 5:00 pm.

10. Public Comment: There were no public comments at this time.

11. Comments from Council Members: There were no comments at this time.

12. Adjournment: Upon motion by Mr. Mayes, the meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Date Approved: 


Colleen M. Pursell, Manager/Secretary